

Delegated Report

Planning Ref: 24/00087/FUL
Applicant: C/O Simon Cheshire (Agent)
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Upper Pullins Farm, Stoke Lane, Higham on the Hill

Proposal: Change of use of existing barn to C3 dwelling with associated private amenity space and parking (Re-submission 23/00705/FUL)

1. Recommendations

- 1.1. **Grant planning permission** subject to the planning conditions at the end of this report.

2. Planning Application Description

- 2.1. This application seeks full planning permission for the conversion of an existing barn to form a four bedroomed dwelling, including associated private amenity space and parking.
- 2.2. The application has been supported by a Design and access statement and a structural report. During determination of the application and following discussions with officers, the proposal was amended so that the majority of the existing structure was retained (existing concrete blocks and metal profile sheeting) in order to demonstrate that the building is capable of conversion without significant alterations.

3. Description of the Site and Surrounding Area

- 3.1. The application site is located in the countryside on the eastern side of Higham on the Hill, accessed via Stoke Lane. To the north of the barn is Vale Farm Bed and breakfast with the associated dwelling, agricultural outbuildings and a storage yard. The site is bound by open countryside to the east, south and west. Footpath T46 runs across the northern boundary between this site and Vale Farm B&B.

4. Relevant Planning History

23/00705/FUL	Change of use of existing barn to C3 dwelling with associated private amenity space and parking	Refused – 27.09.2023
06/00637/FUL	Erection of agricultural building	Refused - 01.08.2006
04/00508/GDO	Erection of agricultural building	Permitted – 17.05.2004

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. One objection has been received making the following comments:
- Out of character with wider agricultural area, conservation area and historic nature of the site
 - Does not preserve or enhance the character of the area

- Harm to visual amenity from footpaths T47 and T48

6. Consultation

6.1. Higham on the Hill Parish Council – Objection:

- 1. It is inappropriate development in open countryside.*
- 2. The erection of the barn in 2004 was for agricultural use and should remain so .*
- 3. To allow this development would set a precedent for all recently erected metal barns to be turned into residences.*
- 4. At least the public right of way is now to be considered but its access could prove difficult for users should this development be permitted.*
- 5. To say this residence would benefit the housing stock in Higham is frankly tenuous when we are at this moment in time seeing a development of 66 houses in Wood lane.*
- 6. The development is outside the settlement boundary and goes against numerous policies in the Local development Plan.*

6.2. No objections, some subject to conditions, received from:-

Leicestershire County Council (Ecology)
Waste Services
Environmental Health (Pollution)
Environmental Health (Drainage)

7. Policy

7.1. Core Strategy (2009)

- Policy 12: Rural Villages

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM15: Redundant Rural Buildings
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Noise
- Contamination
- Other matters
- Other material considerations

Assessment against strategic planning policies

- 8.1. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise, and that the NPPF is a material planning consideration in planning decisions.
- 8.2. Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the adopted SADMP set out a presumption in favour of sustainable development, and state that development proposals that accord with the Development Plan should be approved unless other material considerations indicate otherwise.
- 8.3. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.
- 8.4. The current Development Plan consists of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.
- 8.5. Both the adopted Core Strategy and the SADMP are over 5 years old, and Paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.
- 8.6. Outside the defined settlement boundaries, the countryside is not regarded as a sustainable location for new development. Section 15 of the NPPF requires planning policies and decisions to conserve and enhance the natural and local environment. Paragraph 180(b) specifically highlights that this should be achieved by, *“Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.”*
- 8.7. This is supported by Policy DM4 of the SADMP, which states that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development. Policy DM4 of the SADMP only considers residential development in the countryside sustainable where:
 - (a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - (b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - (c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - (d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or

- (e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation”.
- 8.9 Importantly, Policy DM4 also requires that development meets five further requirements to be considered as sustainable development. These are discussed in detail further in the report.
- 8.10 The development is outside of any identified settlement boundaries in the countryside, but involves the reuse of an existing barn, which is compliant with Policy DM4 of the SADMP. Paragraph 13.6 of the SADMP states that, “*Any proposal which relates to the re-use of a redundant buildings in the countryside must have specific regard to Policy DM15.*” Therefore, the application is acceptable in principle in accordance with Policy DM4 of the SADMP, subject to assessment against Policy DM15 of the SADMP.
- 8.11 Policy DM15 of the adopted SADMP states that proposed development outside the settlement boundary for the re-use and/or adaptation of redundant or disused rural buildings will be supported where:
- a) The applicant demonstrates the building is no longer viable in its current use; and
 - b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and
 - c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and
 - d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

- 8.12 The supporting text to Policy DM15 recognises that *‘buildings in the rural area are often attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the area in their existing form’*. It goes on to state that *‘It should be recognised that not all buildings in the countryside are suitable for conversion or adaptation to new uses as they may be poorly designed and constructed.’*
- 8.13 The site is located in the countryside, remote from everyday services and facilities that would be required to support residential development. The scheme proposes the conversion of a part blockwork/ part clad barn and initially would appear to be potentially compatible with one of the forms of development allowed in the countryside by Policy DM4 of the adopted SADMP subject to there being no significant adverse effect on the open character or appearance of the surrounding landscape. Impact on the character of the area is discussed later in this report.
- 8.14 The application has been accompanied by a structural report and considers the barn makes for an uncomplicated inclusion of additional materials and thermal insulation.

- 8.15 The Diamond Wood & Shaw Limited structural report notes there is the option to replace non structural cladding elements of the building as below:
- 8.16 *“The proposed works to the exterior of the building primarily constitute replacement of non structural cladding materials and their supports, rather than re-building, and no re-building or structural modification or strengthening works are required to primary structural elements.”*
- 8.17 The LPA expressed to the Applicant that the preference would be to retain the majority the existing building and non-structural cladding materials, meaning the setting and appearance of the building would better assimilate in the local rural context. The aim in terms of visual appearance is to achieve a design which represents a conversion rather than a new build or substantially extended or altered version of the existing building.
- 8.18 As a result, the Applicant has adopted a conversion method retaining the existing cladding such that the external appearance remains largely unchanged, and that any necessary work is undertaken from below and within with regard to insulation, waterproofing, acoustics etc. The existing internal volume of the building is such that any remedial works can take place wholly internally as there is sufficient volume that even with thermal insulation, waterproofing, soundproofing etc. well exceeding existing standards, it would not compromise on the available internal living accommodation.
- 8.19 The only elevation requiring infilling is the southern elevation which requires suitable glazing. The revised proposed conversion reflects the existing utilitarian/agricultural appearance of the building where any discernible change in appearance is to enable to building to function as a dwelling.
- 8.20 Given the above, the Council considers that the proposal complies with Policies DM4 and DM15(a) and (b) of the SADMP. As such, the application accords with the Development Plan and is acceptable in principle, subject to the assessment of all other material considerations.

Housing Land Supply

- 8.21 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.22 Paragraph 11(d) of the NPPF states that planning decisions should apply a presumption in favour of sustainable development where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date. Footnote 8 of Paragraph 11 of the NPPF highlights that housing policies are considered to be out-of-date where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites.
- 8.23 Using the standard method as outlined by the Ministry of Housing, Communities & Local Government (MHCLG), Hinckley and Bosworth Borough Council are able to demonstrate 4.89 years of deliverable housing on 01 April 2022. In addition, both the adopted Core Strategy and the SADMP are over 5 years old, and Paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Therefore, this report sets out the

relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.

- 8.24 Given the above and the change in the housing figures required for the Borough, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered.
- 8.25 Paragraph 11 (d) of the NPPF requires planning permission to be granted unless:
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 8.26 Section 5 of the NPPF requires planning policies and decisions to deliver a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes without unnecessary delay.
- 8.27 Paragraph 78 of the NPPF states that planning policies should be responsive to local circumstances and support housing developments that reflect local needs, and Paragraph 69 of the NPPF states that small and medium sized sites, such as windfall sites, can make an important contribution to meeting the housing requirements of an area. Paragraph 79 of the NPPF states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 8.28 The development is for one singular residential property within a rural area, and therefore Policy 15 (Affordable Housing) and Policy 16 (Housing Density, Mix and Design) of the adopted Core Strategy are not applicable for this scheme.
- 8.29 Given the Council's failure to deliver a five-year supply of land for housing, it is considered that limited weight should be given to the provision of the proposed dwelling given it will make only a limited contribution to housing land supply.

Design and impact upon the character of the area

- 8.2. Policy DM4 of the adopted SADMP requires that development in the countryside does not have a significant adverse effect on the open character or appearance of the surrounding landscape. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.
- 8.3. The existing barn is visible on the approach to the site, and would be seen from wider areas, particularly for users of footpath T46 facing south and southwest from the north of the site. The proposal seeks to convert the existing building and create a private garden and parking area.
- 8.4. The inherent form of the building, including its rectangular plan and pitched roof profile, will be retained via its conversion. The proposal seeks to introduce several openings within the elevations of the barn on all sides for glazing, and the southern elevation would be infilled as this is currently an open elevation. The proposal would introduce one floor to eaves height feature window on the south elevation which corresponds well with its current openness. It is considered that the quantity and design of the proposed openings are reflective and relatable to the existing openings of the building and result in the building appearing predominantly rural,

with only the necessary amendments being implemented to make the building habitable.

- 8.5. No landscaping scheme has been submitted to help to assimilate the proposal into the existing area, however this is to be secured by pre-commencement condition to ensure that the resultant landscaping scheme does not appear incongruous or uncharacteristic. This is considered to be an important consideration as features such as residential paraphernalia and parked cars could have an adverse impact on the open and intrinsic character of the countryside.
- 8.6. Subject to conditions, it is therefore considered that the design is in keeping with the countryside location and, as such, would not have a significantly adverse impact upon the character of the existing building and countryside, thus complying with Policies DM4 DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.8. The nearest neighbouring property is Vale Farm, situated approximately 90m to the north west of the application site. Given this separation distance it is not considered that this proposal would result in any impacts upon any neighbouring properties.

Impact upon highway safety

- 8.9. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on the highway network or highway safety. Policy DM18 requires new development to provide an appropriate/justified level of parking provision.
- 8.10. The existing access track serving the site is taken from Stoke Lane. The LHA is satisfied that the existing access is suitable to serve the proposed development and that the proposals will have a minimal impact on the existing highway network.
- 8.11. Regarding the Public Footpath, the LHA is satisfied that the continued use and enjoyment of Footpath T46 can be achieved and secured via imposing a condition.
- 8.12. The traffic movements associated with one dwelling would not result in any material increase in traffic using the existing access, and therefore the proposed development would not have any significant adverse impacts on the highway network. The applicant has demonstrated that adequate parking and turning provision would be provided within the application site. The proposal would therefore be in accordance with Policies DM17 and DM18 of the adopted SADMP.

Other matters

- 8.13. Leicestershire County Council (Ecology) have confirmed that as the building is currently covered with a sheet roof material, and not tiles, it is unlikely that the building is supporting roosting bats and therefore have no objections nor conditions.
- 8.14. Street Scene Services (Waste) recommend a condition to require refuse and recycling storage and collection details to be submitted for prior approval should planning permission for residential use be approved.

Other material considerations

- 8.15. The proposed scheme would provide a small and localised benefit to construction through the employment of trades required. It is identified that there is limited contribution to the social role through the provision of one new dwelling and would not significantly boost the housing supply. In addition, it is in a countryside location remote from services and facilities and would rely on private car to access these.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3. There are no known equality implications arising directly from this development.

10. Conclusion and planning balance

- 10.1. The Council cannot demonstrate a 5-year housing land supply and the housing policies in the adopted Core Strategy and the housing policies of the adopted SADMP are considered to be out of date as they focused on delivery of a lower housing requirement than is now required. It is necessary therefore to consider that the 'tilted' balance in paragraph 11(d) of the NPPF applies and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 10.2. Policy DM4 of the SADMP is considered to be broadly consistent with the overall aims of the NPPF, and therefore significant weight should be attached to the fact that the proposal is contrary to the Development Plan and undermines the plan led approach endorsed by the Framework.
- 10.3. The applicant has demonstrated that the existing building is capable of conversion to residential use without significant rebuilding and alterations. From the information submitted it is considered that the works required to provide a viable residential scheme would not extend significantly beyond the scope of what would reasonably be regarded as 'conversion' and therefore, the proposed scheme would not result in a "new build" dwelling in the countryside.
- 10.4. The proposal would not cause significant harm to its intrinsic, value, beauty, open character, and landscape character of the countryside subject to conditions. The proposal is therefore compliant with Policies DM4, DM10 and DM15 of the adopted SADMP.
- 10.5. The social, economic and environmental benefits are limited; however, the proposal complies with the relevant adopted policies of the development plan and there are no other material considerations that would outweigh the benefits of the scheme.

- 10.6. By virtue of the factors above, it is considered on balance that any potential harm caused by the conversion of this agricultural building to a residential dwelling would significantly and demonstrably outweigh the identified benefits of the scheme. As such, the development is considered to be acceptable and in accordance with Policies DM4, DM6, DM7, DM10, DM15, and DM18 of the SADMP, and the NPPF.

11. Recommendation

- 11.1. **Grant planning permission** subject to the planning conditions at the end of this report.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan – received 23/01/24.

Proposed Elevations – DWG 7A – received 26/03/24.

Proposed Plans – DWG 6 – received 23/01/24.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

5. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A - F of the Town and Country Planning (General Permitted Development) (England)

Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect the character of the surrounding area and to safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. As the pedestrian Public Right of Way T46 shares the access drive with Vale Farm and the barn application site, and as the route-in use of the public footpath beyond that runs next to the outside end of the northern site boundary, any fencing sub-dividing the current shared wide access and/or changes to the northern site boundary, either of which might affect the public footpath, must be approved by the Local Planning Authority in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers on Public Rights of Way.

Reason: in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 104 of the National Planning Policy Framework (2023).

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing 'Block Plan' submitted to the Local Planning Authority on 23 January 2024. Thereafter the onsite parking and turning provision shall be kept available for such use in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

8. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. b) Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the

adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Reason: To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Informatives:

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2.
 - a) Prior to construction, measures should be taken to ensure that users of the Public Right(s) of Way are not exposed to any elements of danger associated with construction works.
 - b) The Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
 - c) The Public Right of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
 - d) If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
 - e) Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
 - f) No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.
3. Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, conversion works should take place outside the breeding season (March to August inclusive) unless checked beforehand by a suitably qualified person to confirm the absence of nesting birds.

4. In relation to conditions 7 and 8, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.